

BOARD OF PARK COMMISSIONERS**REGULAR MEETING****Monday, August 24, 1998**

Present: June Bailey, Lucy Burnett, Bob Martz, M.S. Mitchell, Leon Robinson, William Sanders

Absent: Pat Consolver

Also Present: Ron Vine and Richard Yates - Bucher, Willis and Ratliff Corp.; Chris Tatham - Leisure Vision, Inc.; Leon Younger - Leon Younger & PROS; Marvin Krout - Wichita-Sedgwick County Metropolitan Area Planning Department; Terry Crayton - Hoop City, Inc.; Wilbur Williams and Joe Lotson - McAdams Golf Club; Fran Crowley - Chisholm Creek Neighborhood Association; James Roseboro, Tyrone Powell and Dr. Glen Dey - Northeast Heights Neighborhood Association; Willie Burton - Matlock Neighborhood Association; Richard Lopez and Jaime Lopez - SER Corporation; and Maryann Crockett, John D'Angelo, Larry Hoetmer, Vince Kendrick, Janice McKinney, and Tim Vanatta (staff)

President Burnett called the meeting to order at approximately 3:30 p.m. The minutes of the regular meeting of June 8, 1998, were reviewed and approved.

1. **Report from Facility Consultant - Bucher, Willis and Ratliff Corp.** Ron Vine - Bucher, Willis and Ratliff Corp. Vine began the presentation by referring board members to the "Draft Park and Recreation Facilities Study". He said the study was substantially complete and contained specific recommendations that would be used to develop the "action plan" for implementation of the study. He said they needed the Park Board's assistance and input on the recommendations used to develop the "action plan". He introduced Leon Younger of Leon Younger & PROS, Chris Tatham from Leisure Vision, and Richard Yates, Landscape Architect, Bucher, Willis & Ratliff Corp.

Vine said the consultants completed an audit of the strengths and weaknesses of the "A" parks and recreation facilities within the City's park system. He explained that "A" facilities were those that had been identified in the Request for Proposal (RFP) and included recreation centers, pools, parks and shelter houses. He said they rated each facility on a scale from "excellent" to "poor," both from a physical/design standpoint and also from a programming standpoint. He said the draft report contained over 200 findings and recommendations for park system improvements. He said they were requesting the Board's input to isolate the "most important" recommendations.

Vine said they also completed a survey comparing Wichita's park system with eight other communities which were: Des Moines, IA; Johnson County, KS; Kansas City, MO; Lawrence, KS; Lincoln, NE; Oklahoma City, OK; Olathe, KS and Salina, KS. He said the survey focused in issues such as fees, types and numbers of park and recreation facilities, staffing levels and partnerships with other organizations. He also mentioned the mail and phone survey of Wichita residents conducted by Leisure Vision, Inc., which reflected citizen preferences for programming, facilities and partnership opportunities with other recreation providers.

Vine continued by saying that as part of the study, they evaluated seventeen tax and non-tax revenue sources that have been used by other park and recreation systems across the mid-west. He said the seventeen sources were ranked against the current business practices in Wichita and pared down to ten. He said the ten were then divided into six rated “highest recommended source” and four rated as secondary recommended funding sources. He said they looked at the following issues: is the funding source presently used by the City, is it compatible with other City funding sources, is it a traditional funding source, is it used by comparable communities and is it a source of substantial funding? He said the six “highest recommended sources” were gifts and foundations, general obligation bonds, inter-local agreements, grants, sales tax revenue and private concessionaires/vendors. He said the four secondary sources were Community Development Block Grant (CDBG) funds, Transportation Equity Act for the 21st Century (TEA-21) funds, ad valorem property taxes and special improvement tax districts.

Vine commented that they were in the process of completing an analysis of program offerings to market needs, which was not part of the original scope of services, and would provide recommendations for effective service delivery. He said in addition, they developed an inventory of profit, non-profit and commercial recreation providers operating in Wichita. He said they also looked at the program offerings of other cities within Sedgwick County, since the park system provides services for many citizens who do not reside in Wichita. He said these inventories may provide sources for potential partnerships in the future.

Vine concluded by saying that after meeting with the Park Board, they developed a draft visioning statement and identified core values, trends and barriers to success. He said from the vision statement, action steps were developed to help set priorities. He commented that Leon Younger would provide more detail on the Board visioning workshop.

Richard Yates briefly reviewed the matrix used to evaluate each facility. He said facilities were given an overall rating, plus the report provides comments on the facility’s strengths and weaknesses and makes recommendations.

Leon Younger stated that during the visioning workshop, the Board reviewed the survey and public meeting comments, as well as the history of the park system, community values/issues and barriers to plan implementation. He said from board members comments, he developed a draft vision statement and action steps for plan implementation. He reviewed the vision statement, action steps and core issues.

Vine requested that board members review the facilities and park evaluations section of the study and indicate the items they feel are most important, items they feel may be an opportunity for a partnership and items that they disagree with. He said if the items don’t fit into the most important or partnership category, leave them blank.

Board members requested a tour of various parks and recreation facilities be scheduled for Friday, August 28, 1998.

2. Review of Grove Park Plan Options/Discussion of Hoop City, Inc. Proposal.

Director Vanatta stated that at the July 13 meeting the Board asked staff to take a comprehensive look at Grove Park and develop a park plan. He said after meeting with several community leaders in the area, staff has developed a master plan for Grove Park. He referred board members to a map of the park. He added that staff had also developed several templates for board members discussion and possible plan revision.

Larry Hoetmer, Landscape Architect, briefly reviewed the plan stating that he had met with several neighborhood groups to gather input and recommendations. He said everyone agreed that circulation through the park needed to be improved and that there was a strong need for a connecting road to Hillside. He said the proposed plan included the addition of four new football fields just west of the existing football area, additional parking, a playground area, a shelter, and development of a small three-hole golf practice area. He also mentioned expansion of the trail system between Hillside and Oliver that will eventually link up to Chisholm Creek Park. He added that the trail expansion proposal included a pedestrian bridge across Chisholm Creek. He concluded by referring board members to the area north of the existing playground, off of 27th Street, which he said was the parcel that Hoop City, Inc. was interested in leasing.

Director Vanatta reviewed Capital Improvement Program (CIP) funds for the years 2001, 2002 and 2003 which totaled approximately \$750,000 for Grove Park. He briefly reviewed the Hoop City, Inc. proposal which included a 34,000 square foot facility, with a 25,000 square foot expansion at a later date and a parking lot of 195 stalls. He said the facility and parking lot would be located on approximately 3.2 acres at the park. Hoetmer placed templates of the two phases of the Hoop City, Inc. facility development on the map for review and discussion. Burtnett asked if park staff had spoken with community leaders or neighborhood groups in the area concerning the proposed facility. Staff indicated that the location just discussed had not been presented to community groups.

Vince Kendrick, Recreation Director, introduced Wilber Williams and Joe Lotson from the McAdams Golf Club. He said they currently have approximately thirty-five to forty children participating in the McAdams golf program. Lotson said churches and other organizations have expressed an interest in having their youth participate in the golf program; however, currently there is no facility. He said they have been using a portion of Grove Park on a temporary basis, with the permission of the Recreation Director. He said they have commitments from several PGA professionals, instructors, golf clubs and the Junior Golf Foundation to help them with the program. He added that they were interested in educating young people about all aspects of the golf including play, etiquette and course maintenance. He concluded by requesting that three practice holes and a driving range be developed at Grove Park.

Mitchell asked if the group was proposing a partnership to build the facility. Lotson said the group was open to any suggestions at this point in time. Martz briefly mentioned the use of artificial greens to reduce maintenance costs. Lotson explained that the McAdams Golf Club was also a member of the Southwest Regional Golf Association and National Minority Junior Golf Association. He said he thought both associations would be willing to provide donations for course development. He added

that proceeds from the McAdams Golf Club annual tournament, as well as other functions held throughout the year, also go into funding the junior golf program.

Burnett asked if Terry Crayton had anything further to add on the Hoop City, Inc. proposal. Crayton said the group felt strongly that Grove Park was the best location. Burnett asked if the group would be interested in an "already built" facility. Crayton said the group was open to suggestions, but would prefer the Grove Park site.

Burnett recognized Fran Crowley from the Chisholm Creek Neighborhood Association. Crowley introduced James Roseboro, Tyrone Powell and Dr. Glen Dey - Northeast Heights Neighborhood Association and Willie Burton - Matlock Neighborhood Association. She said the neighborhood groups have been in contact with the Kansas National Guard concerning the possibility of obtaining the Guard's assistance with construction of the parking lot off Hillside and the connecting road from Hillside. She said they City would be required to provide construction materials; however, the Guard would provide free equipment and labor. She said the neighborhood associations would be willing to fill out the application, and if approved, make the trip to Topeka to speak to the Adjutant General. She said they would also be willing to coordinate the project.

Crowley said the neighborhoods had been informed by the Planning Department that funds would be available through the "Transportation Equity Act for the 21st Century (TEA-21)" for the enhancement of bike paths and scenic byways. She said the neighborhoods would like to write a proposal to establish a rest stop for bikers/hikers south of the proposed parking lot off Hillside to include a drinking fountain, shelters and flower beds.

Martz said he felt the Guard proposal was a great idea and very cost effective. He added that he wanted to make it clear to all the groups present that no funds were available for park development from the City until 2001, when CIP funds kicked in. Mitchell asked who would do the design work for the parking lot and road. After further discussion, it was suggested that the Guard proposal be explored in further detail before the Board made a final decision. Crowley said the neighborhood group really needed a response by October, which was when the Guard set their training schedule. She added that she believed they also needed design plans to submit with the application. Burnett suggested that the neighborhood groups send a letter to the Guard stating that the Park Department and Park Board had approved the proposal in concept. Director Vanatta asked the group to furnish staff a list of the information that was required for application consideration. He said that way, it would be contingent upon staff to provide the necessary information. There was brief discussion concerning CIP.

On motion by Martz, second by Bailey, IT WAS VOTED to ask the community groups to get the information needed to pursue the application with the Kansas National Guard, based on the adopted master plan for Grove Park presented at this meeting to include the Hoop City, Inc. facility located west of the current entry road into the park. Motion passed 5-1. Sanders - No.

3. **Discussion of Evergreen Arts and Crafts Center.** Director Vanatta introduced Richard and Jaime Lopez from SER Corp. He explained that the City had recently issued a Request for Proposal (RFP) for lease of the City Arts and Crafts Center at 2601 N. Arkansas. He said recreational activities at the facility have been relocated to the new City Arts building downtown. He said SER Corp. had responded to the RFP and the City Manager's office was requesting the Board's recommendation on

the proposed lease agreement. He referred board members to the agreement summary prepared by Janice McKinney. He said the Board had several options to consider or they could wait for input from neighborhood groups and Citizen Participation Organizations (CPO's).

Burnett said she feels there is a need for this type of a community facility in that area. Jaime Lopez said a community group has been meeting for approximately one year to try to develop a strategic plan to deal with issues that were pertinent to the Hispanic community. He said one major issue was development of a "hub" of services or a community center. He said it would be a way to streamline agency services as well as locate them within the Hispanic community. He briefly reviewed services provided by the eight agencies to be housed at the center.

Sanders verified that SER would be responsible for the day-to-day operation of the facility including building and grounds maintenance, at no cost to the city. Lopez said that was correct. Bailey asked about SER charging rent and remarked that some of community groups were struggling financially. Mitchell asked about the connection between the SER proposal and what was being provided at the LaFamilia Community Center. Lopez said LaFamilia Center provided services geared towards senior citizens. He said SER would be providing services geared more towards youth. Mitchell commented that he thought it was a good use for both the building and the adjacent park area.

On motion by Mitchell, second by Bailey, IT WAS UNANIMOUSLY VOTED to recommend that the City Council support the SER proposal.

OFF-THE-AGENDA ITEM

1. **Request for Waterline Easement - Emery Memorial Park.** Kory Wilson, Professional Engineering Consultants, P.A. Wilson referred board members to a map of the proposed waterline easement south of MacArthur Road. He said the line will provide service to the newly developed Willowood Estates located north of Emery Park. He said the proposed easement was 30' x 300' on the northwest end of the park. Staff clarified that the entire easement was located underground. Wilson said that was correct.

On motion by Mitchell, second by Sanders, IT WAS UNANIMOUSLY VOTED to approve the waterline easement request.

AGENDA

4. **Discussion of Transportation Equity Act Funding/Bike Path Priority List.** Marvin Krout, Director, Wichita-Sedgwick County Metropolitan Area Planning Department. Director Krout said he was present to obtain board member's comments on possible projects for Transportation Equity Act for the 21st Century (TEA-21) funding. He briefly explained program parameters stating that federal funds had been allocated for transportation enhancements such as construction of bicycle paths, landscaping and historical preservation. He said the City would be required to provide a 20% local match to the federal grant. He reviewed several bicycle path and other projects that had been financed previously with similar funds, along with several projects that had been rejected. He commented that the deadline for project submission was September 25th for grant funding for 1999 - 2000.

Krout summarized the proposed projects the City would like to submit which included a bicycle path above a new water transmission line, south of Zoo Blvd., spanning the floodway; completion of the bicycle path system surrounding Sedgwick County Park; a bicycle path along 21st St. North between Ridge and Maize Roads; and a bike path along Zoo Blvd. from I-235 to Central. He also mentioned a County project which would extend the Gypsum Creek trail along the right-of-way at Pawnee to the trail at Cessna Park. He reviewed several other pending project opportunities and said that staff was completing more detailed investigation of land use, right-of-way, and design options before the projects could be confirmed. He concluded by briefly summarizing other bicycle/pedestrian path amenities such as benches, water fountains and landscaping.

There was discussion concerning proposed projects. Mitchell requested that the pedestrian pathway (referred to as the Midland Valley Railroad right-of-way) connecting Watson Park and South Lakes Park be added to the list. Krout mentioned that there were numerous encroachments along that right-of-way, but that the project could be added to the list for future consideration. Mitchell also asked about the bike path along the west bank of the Arkansas River from 13th to 15th Streets. Krout said it may be possible to include that in the Central to 13th Street package. Bailey mentioned the bike path at Grove Park. She also asked where the east/west bike route was located. Krout said it was difficult to get from the east side of town to the west side because the east/west streets were narrow and most were located in older, more developed areas with very little right-of-way left to create paths.

On motion by Mitchell, second by Robinson, IT WAS UNANIMOUSLY VOTED to recommend the addition of the pathway from Watson Park to South Lakes Park, the pathway along the west bank of the Arkansas River from 13th to 15th Streets and the Grove Park pathway with the City's grant application.

OTHER ITEMS

1. Mitchell requested that the Riverside Tennis Center proposal be discussed at the next meeting.
2. Bailey reminded board members of the "*Wichita Neighborhoods Say Thanks*" picnic and ice cream social at Central Riverside Park, Sunday, August 30, from 5:00 - 8:00 p.m.

There being no further business, the meeting adjourned at approximately 6:10 p.m.

Lucy Burnett, President

ATTEST:

Maryann Crockett, Clerk